

**MINUTES
CITY OF FAYETTEVILLE
PLANNING COMMISSION MEETING
FESTIVAL PLAZA, SUITE 122
April 16, 2024 @ 6:00 PM**

Members Present

Victor Sharpe, Chair
Dr. Mondrail Myrick
Jerrick Mack
Adrian Williams
Christina Aragues
Larry Marshall

Members Absent

Dr. Antonio Jones, Vice Chair
Kim Medley
Victoria Lemrabott

Staff Present

Clayton Deaton, Planning and Zoning Division Manager
Craig Harmon, Senior Planner
Demetrios Moutos, Planner I
Lisa Harper, Assistant City Attorney
Catina Evans, Office Assistant II

I. CALL TO ORDER

Chairman Victor Sharpe called the April 16, 2024, Planning Commission meeting to order at 6:03 p.m.

II. APPROVAL OF THE AGENDA

MOTION: Jerrick Mack made a motion to approve the agenda with the change to move item 4.02 before 4.01.

SECOND: Larry Marshall

VOTE: Unanimous (5-0)

III. APPROVAL OF CONSENT ITEMS TO INCLUDE THE FEBRUARY 20, 2024, MEETING MINUTES

MOTION: Jerrick Mack made a motion to approve the consent items to include the minutes from the March 19, 2024, meeting.

SECOND: Larry Marshall

VOTE: Unanimous (5-0)

IV. LEGISLATIVE HEARING:

TA24-010. Proposed amendments to the Hospital Area Overlay and Plan

Demetrios Moutos presented case TA24-010, concerning a request for text amendments aimed at modernizing and streamlining processes in response to the recent expansion of Cape Fear Valley Hospital. He provided the Board with a map of the overlay area and discussed the primary

objectives of the hospital overlay plan. Mr. Moutos highlighted the initial paragraph of the plan, which states the purpose is to maintain harmony between residential and non-residential uses, enhance community safety and welfare, and support the hospital's operations within the overlay district. He emphasized that these changes would not only benefit the surrounding single-family residences by ensuring their wellbeing but also facilitate smoother operations for the hospital within the district.

Mr. Moutos then discussed the second proposed change, which involves designating specific street sections for office and single-family dwelling uses. He explained that the text amendment proposes that Village Drive, from Conover Drive westward to Roxie Avenue, will now exclusively permit office use on the south side. He also pointed out that the majority of properties on the north side of this stretch, which are owned by the hospital, will primarily support hospital-related activities. Should this amendment pass, the south side of Village Drive will be dedicated to either single-family residences or office spaces. Mr. Moutos concluded by presenting the Board with their voting options regarding this amendment.

Mr. Harmon made note that representatives from the hospital were present for questions. Mr. Sharpe opened the hearing for speakers and closed it because there were no speakers.

Mr. Williams inquired whether the proposed changes were the initial phase of transforming Cape Fear into a campus city similar to those associated with the University of North Carolina, Duke University, or Wake Forest University. Mr. Moutos clarified that the hospital overlay plan does indeed suggest a phased rezoning of various areas on the outskirts of the main campus to eventually accommodate hospital-related and medical office uses. Additionally, Mr. Harmon mentioned that representatives from the hospital could provide further details on the overlay plan for Cape Fear Hospital.

Mr. Sharpe asked whether there were similar overlay districts in the region. Mr. Moutos listed several, including the large Cape Fear River overlay district, the Downtown Historic overlay district, the Coliseum Tourism overlay district, and the airport overlay district. When Mr. Sharpe inquired about the existence of a Fayetteville State University overlay district, Mr. Harmon confirmed that no such district exists. Mr. Moutos concluded by explaining that the purpose of these overlay districts is to ensure that the uses within them are compatible with the character of the districts and to protect the surrounding neighborhoods.

Brian Pearce, Vice President of Operations and Development at Cape Fear Valley Health System, discussed the hospital's ongoing and upcoming initiatives. He highlighted the acquisition of 100 acres, which is instrumental in the expansion plans that include adding 100 new beds to the intensive care unit and 650 inpatient beds. Cape Fear Valley Hospital, known for having one of the busiest emergency rooms in the United States, is planning to expand these facilities further and is developing a transport system using helicopters to efficiently move patients between critical areas. Additionally, the hospital is initiating a unique project to build a medical school on Village Drive in collaboration with Methodist University while maintaining their partnership with Campbell University. Pearce mentioned that several houses have been relocated from Village Drive to make room for the new medical school, aiming to enhance community health and job creation. He expressed gratitude for the city's support in these endeavors.

During the discussion, Mr. William inquired about the involvement of Fayetteville State University's Nursing School in the project, to which Mr. Pearce responded affirmatively, noting collaborations with FSU, Fayetteville Technical Community College, Bladen Community College, and other institutions.

Mr. Mack raised concerns about the potential impact on surrounding businesses due to the development of the medical school. Mr. Pearce reassured him that the development plans extend back to Roxie Avenue and involve active engagement with the community. When asked about the inclusion of the Bordeaux shopping center in the project, Mr. Pearce anticipated it would host additional medical businesses.

Dr. Myrick queried about the consistency of the language used in overlay plans in other cities, and Mr. Moutos confirmed that similar verbiage is typically employed to protect both the overlay area and its residents.

Finally, Mr. Sharpe outlined the Board's voting options regarding the proposed developments.

MOTION: Larry Marshall made a motion to approve the TA24-010 hospital overlay plan.
SECOND: Adrian Williams
VOTE: Unanimous (5-0)

Ms. Aragues enters the meeting at 6:15 pm.

TA24-009. Amendment to Uses and Standards in the UDO Requiring Special Use Permits.

Mr. Moutos highlighted the City of Fayetteville's intent to reduce the number of Special Use Permits (SUPs). He mentioned that this session was a continuation of the March meeting, during which the board would vote on text amendments related to these permits. He then opened the floor to the board for any recommendations or further discussion.

Ms. Harper clarified that the hearing portion was closed, and the current session was designated for discussion. She invited the board to bring up any unresolved topics or new information since the last meeting. During this time, Ms. Aragues expressed a desire to expand urban agriculture across all zoning districts, highlighting discrepancies in the current use table and suggesting changes, such as modifying the size allowances for aquariums.

Mr. Williams proposed that if urban agriculture were permitted more broadly, rooftops could be transformed into sustainable areas to support the homeless. He also noted the need to discuss which types of livestock might be included under urban agriculture. In response, Mr. Harmon pointed out that current guidelines only allow fish and shellfish under urban agriculture, and traditional gardens are permitted in residential areas.

Ms. Aragues brought attention to Tony Brown, who has been using his property for educational and agricultural purposes, including raising chickens and goats. She noted that although his actions are currently against UDO standards, they serve a community benefit. Mr. Sharpe expressed concerns about potential community opposition to widespread urban agriculture, citing disruptions it might cause in neighborhoods.

However, Adrian Williams highlighted the cultural diversity within the community, mentioning a neighbor who wanted to raise goats as part of his heritage.

The conversation shifted to regulatory concerns as Ms. Aragues questioned whether existing rules were simply copied from other cities' ordinances. Mr. Harmon conceded that the rules were likely standard templates added to the UDO. Mr. Sharpe then recounted observations from areas where urban agriculture was implemented poorly, leading to unsightly outcomes. He supported the concept of urban agriculture but stressed the importance of neat and orderly implementation.

Mr. Williams suggested that the board vote to extend urban agriculture to all districts, leaving specific guidelines to be determined by homeowners' associations. However, Mr. Moutos proposed starting with the Neighborhood Commercial (NC) zoning district to evaluate the impact before a broader rollout. Ms. Aragues disagreed, advocating for immediate broader implementation to cover individuals already engaged in these practices unofficially.

Mr. Sharpe urged caution, advising against quick approval without further study to avoid future complications. He pushed for a thorough review of all pros and cons associated with urban agriculture. The board agreed to allow urban agriculture in the NC zoning district initially, with Ms. Aragues voicing concerns about ongoing illegal activities in areas not zoned for it.

The discussion concluded with Mr. Sharpe inquiring about community gardens, which Mr. Moutos noted were allowed in most zoning districts except Downtown 1, Business Parks, and Light and Heavy Industrial zones. Mr. Williams likened the use of land for community gardens to playing baseball on vacant lots during his youth—temporary until development necessitated removal.

The board decided to document all discussions and suggestions to revisit the broader implications of urban agriculture at a later date, emphasizing the need for careful planning and community input.

MOTION: Christina Aragues made a motion to approve the special use permit changes along with the exception of returning for a discussion on the swimming pool, community garden, and urban agriculture at a later time.

SECOND: Adrian Williams

VOTE: Unanimous (5-0)

V. OTHER BUSINESS

Mr. Deaton informed the board that during the next meeting (Tuesday, May 21, 2024) the Staff will present the Neighborhood Compatibility Permit. They will conduct a work session and look at the use table and the urban agriculture issue.

MOTION: Adrian Williams made a motion to adjourn the Tuesday, April 16, 2024, meeting.

SECOND: Larry Marshall

VOTE: Unanimous (5-0)

The meeting adjourned at 6:57 p.m.